

What We Heard Report

Draft Zoning Bylaw - May 2021

OVERVIEW OF ENGAGEMENT

The final round of public engagement in the OCP and Zoning Bylaw process remained online due to COVID-19 restrictions, and included a public survey focusing on key areas of the draft Zoning Bylaw (residential zone policies; mixed-use zone policies; and employment, industrial, commercial zone policies). Several materials were available on the Village website including:

- The draft ZBL and map available for review and comment
- A summary of key topics
- Online / paper copy survey

These materials were shared with key stakeholders and the OCP Support Committee via email for direct feedback. Two Village staff discussions were held on May 13. Nine community members completed the survey and ten staff participated in the workshops.

Project Start	June 2020
Community Engagement	July 2020 – March 2021
<i>July Outreach</i>	July 6 - 8, 2020
<i>September Engagement Week</i>	September 14 - 16, 2020
<i>Community Circles Kits</i>	Due October 12, 2020
<i>OCP Support Committee Meetings</i>	August 19, 2020
	September 30, 2020
	October 14, 2020
	October 28, 2020
	November 10, 2020
<i>Village Council Workshops</i>	July 6, 2020

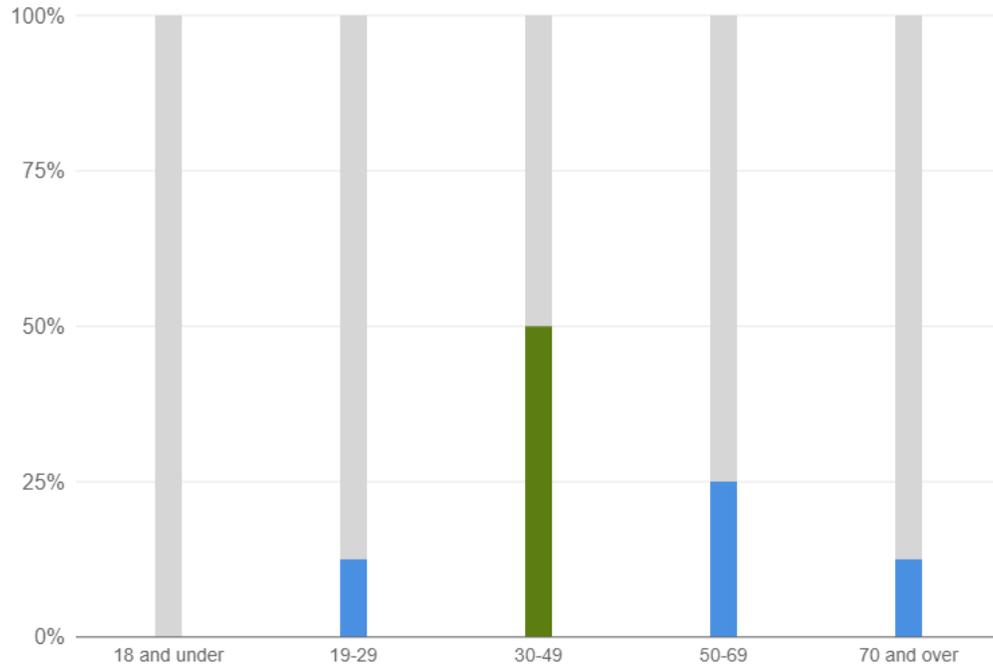


OFFICIAL COMMUNITY PLAN & ZONING BYLAW

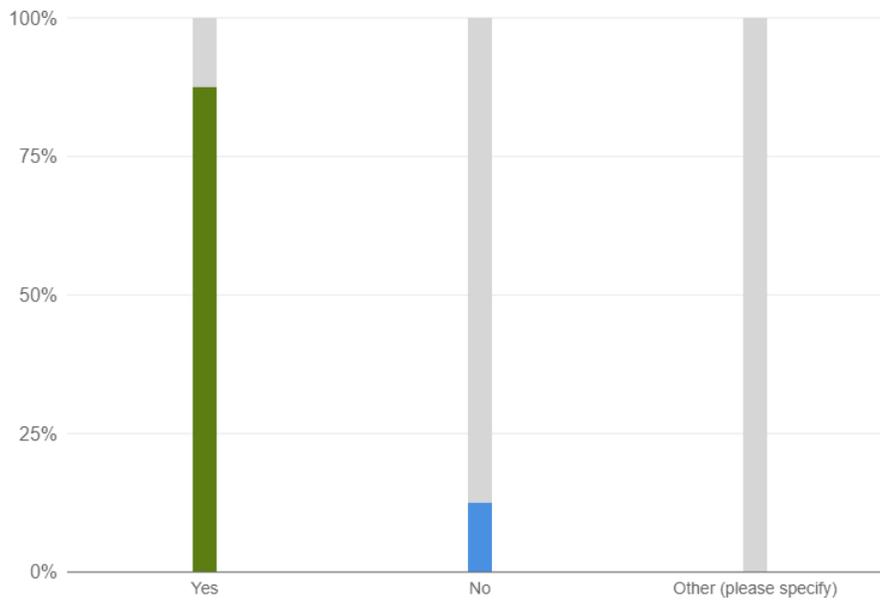
	<p>August 11, 2020</p> <p>November 25, 2020</p> <p>March 2, 2021</p> <p>June 1, 2021</p>
<i>Draft Directions Engagement</i>	<p>Open House Webinars November 23, 2020</p> <p>Survey available November 23 - December 7, 2020</p>
<i>Draft OCP & Zoning Bylaw Engagement Sessions</i>	<p>Open House Webinar March 15, 2021</p> <p>Survey available March 2 - 26</p>
<i>Draft Zoning Bylaw Engagement</i>	<p>Survey Available May 20 – May 31, 2021</p> <p>Staff Workshops May 13, 2021</p> <p>Referral & OCP Committee Feedback May 6 – May 31, 2021</p>
<i>Draft Plan & Consultation</i>	December 2020 – June 2021
<i>Plan Approval Process</i>	March - May 2021
<i>OCP Adopted</i>	May 11, 2021

SURVEY RESULTS

What is your age category?

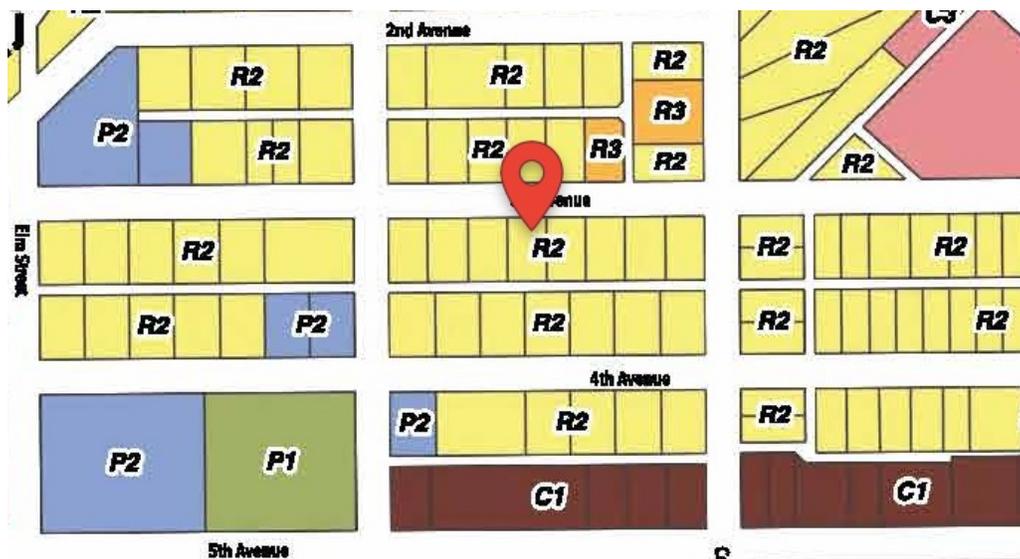


Did you complete our previous OCP surveys?



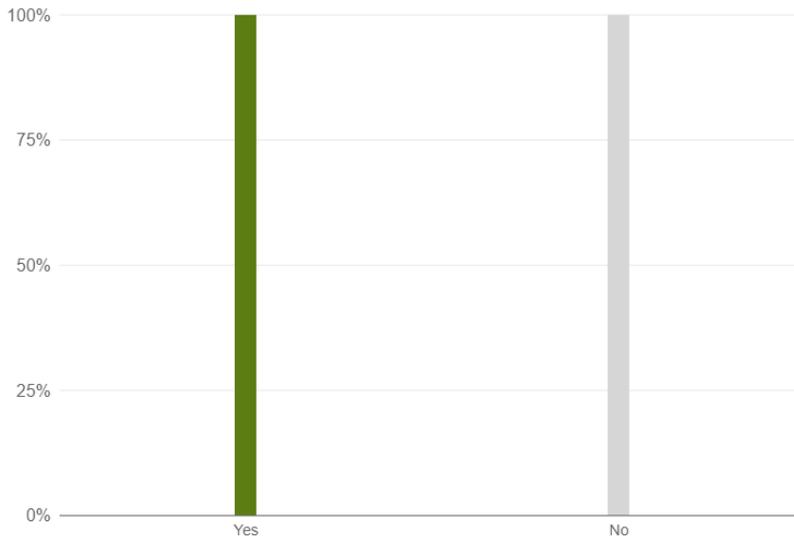
GENERAL COMMENTS ON THE DRAFT ZONING BYLAW

- I have a question about the density allowed if housing is built on the new C3 (Railtown) zone. There doesn't seem to be a maximum noted anywhere. I know this can affect the assessment of properties, because BC Assessment considers high-density housing to be the "highest and best use." Other than that, I am generally in favour of the draft zoning bylaw.
- I liked the inclusion of photos and tables to make information easier to understand. There are certainly some typos, but to be expected in a draft. I am still curious about the chicken by-law? Storage of garbage and recycling shall be bear-proof in all zones except R1, R2, and MHP • is the village intending to provide appropriate containers? Minor/Major home definitions: how is a massage therapist distinct in service provision from a hair-dresser? a discrepancy in minor business (p. 19 & 20) one states max 40% and the other max 25% recommended minimum parcel sizes not included in table 3 for the major businesses listed. Do not think that this is necessary as long as the business owner is conforming to the other aspects of the bylaw. For example, for trades, the business owner still has to maintain noise, smell, etc. If they can do this on a small property, that should be permitted, if not then they place their business elsewhere. Short-Term Vacation Rental means the rental of a dwelling unit or a portion of a [non-owner occupied] dwelling unit for less than 30 days. >> If someone wants to rent a spare room in their own home I do not feel this should be prevented (assuming they live there)
- We should have a section that speaks to how the Zoning bylaw contemplates strata developments. E.g. - There may not be any 'frontage' for a bare lands strata lot, so how does one identify the front side and rear lot lines? - The minimum access route surface width should be 6.0 m to ensure emergency access - Dead-end strata access routes should not exceed 45 m in length or if exceeding 45 m, be provided with turning facilities suitable for emergency services. - when subdividing can we use strata lot averaging or will there be a minimum average lot size for strata lots imposed through zoning?
- Really like it
- Will be interesting if building and permits will become easier and more general for everybody.
- Reference to map below: Not just here, but anywhere there are vacant lots. It would be nice to have a zoning bylaw around empty lots. Not sure what this would look like, but perhaps something that would encourage faster development (and reduce speculative holding), not allowing overgrowth, unsightly storage, etc.



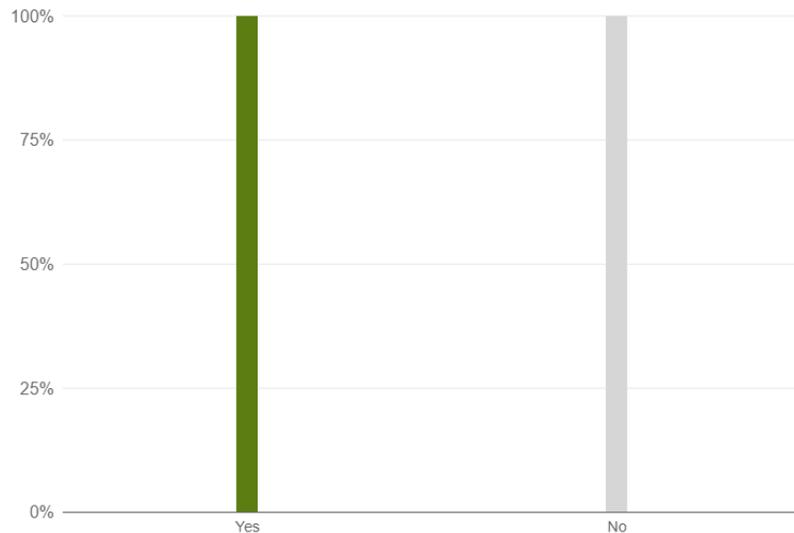
RESIDENTIAL ZONE POLICIES

The Rural Residential (RR1) Zone allows for rural residential living with no or partial municipal water or sewer services. Permitted uses include single detached and two-unit dwellings in addition to greenhouse operations, equestrian centres, and other rural-supported amenities. *Do you support the structure of the RR1 Zone?*

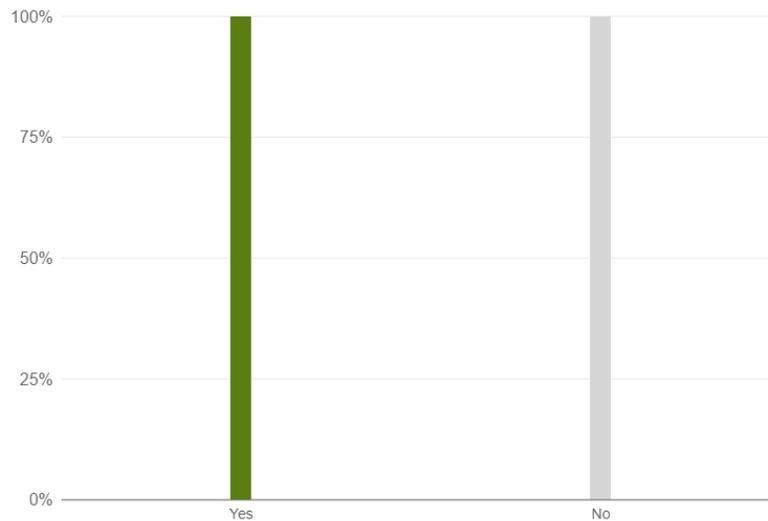


Comment: As long as proper waste disposal and water collection is being maintained (ex. septic and wells vs. dumping and unauthorized water diversion)

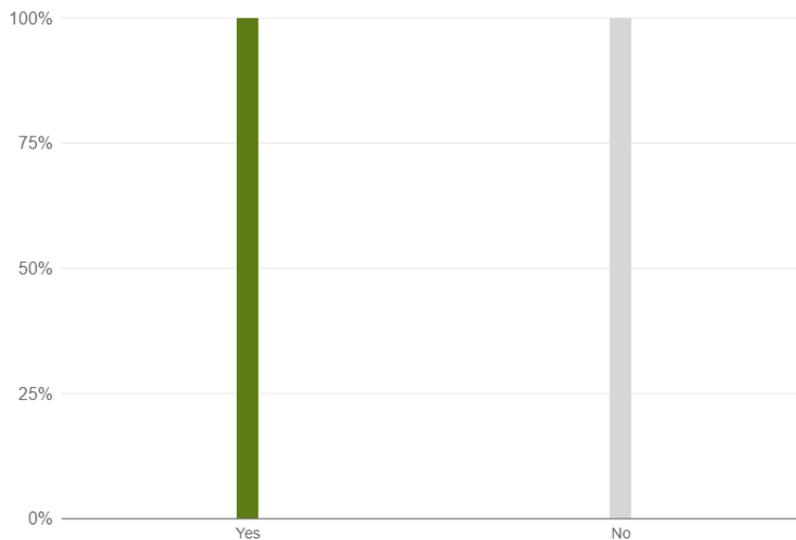
The Residential - Large Lot (R1) Zone allows for residential development on large fully serviced lots with potential for tourist accommodations. Permitted uses include only single-detached and two-unit dwellings. *Do you support the structure of the R1 Zone?*



The Residential - Single & Two-Unit (R2) Zone accommodates fully serviced residential development in the form of single-detached and two-unit dwellings. Permitted uses include only single-detached and two-unit dwellings. *Do you support the structure of the R2 Zone?*



The Residential - Multi-Unit (R3) Zone accommodates multi-unit development that is designed to fit into existing or new neighbourhoods. Permitted uses include apartment dwellings, townhouse dwellings, and seniors residential care. *Do you support the structure of the R3 Zone?*

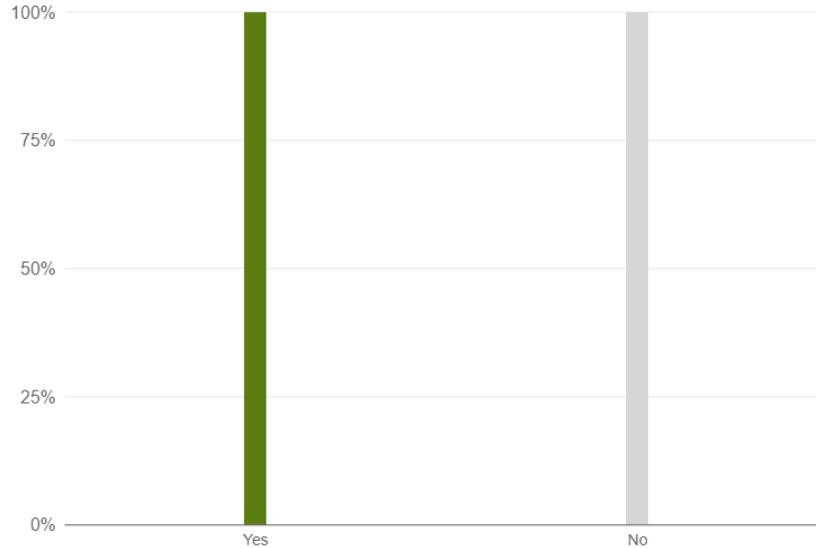


Comments:

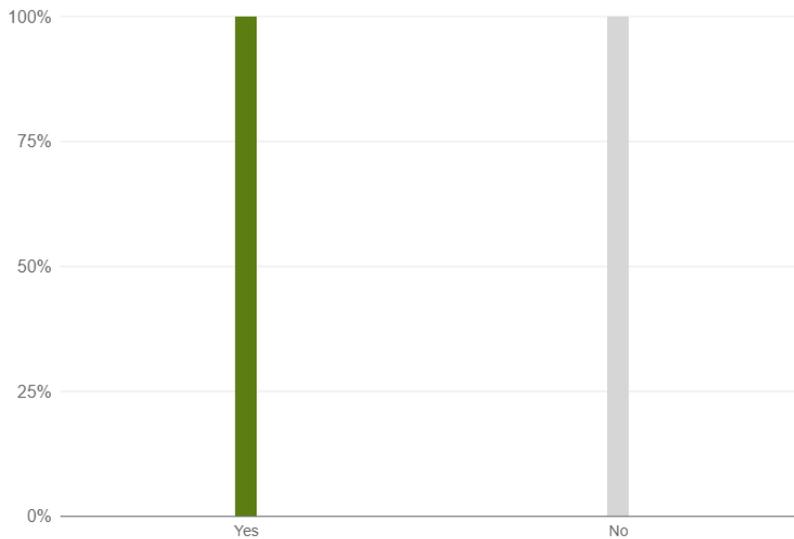
- I'm curious how the higher density will affect the valuation by BC Assessment for these properties, because of their "highest and best use" methods, but that is more of a question for BC Assessment.
- It would be nice to see 'fit into existing neighbourhood' in R1 and R2
- There should be flexibility for multiple lock off suites

MIXED-USE ZONE POLICIES

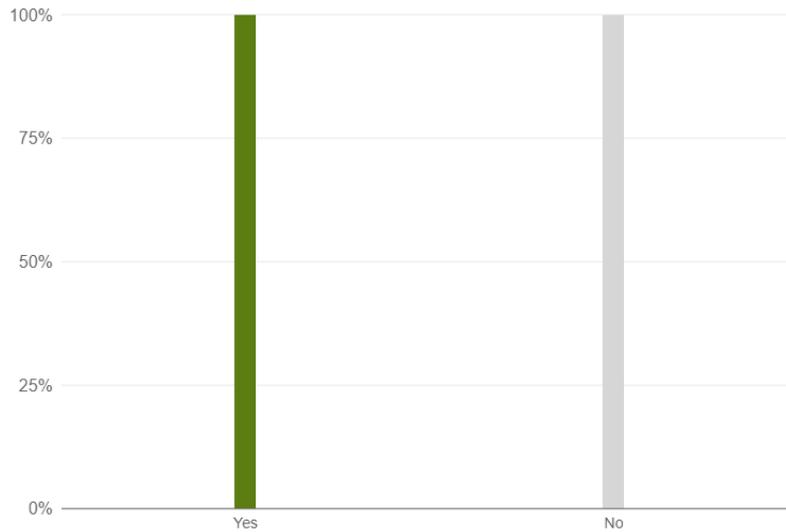
The Village has 2 Mixed Use Zones. The intent is to provide flexibility for both commercial uses (what kind of businesses you can have) and residential (more options for housing). *Are you supportive of the Zoning Bylaw broadening opportunities for business and residential in these zones?*



The Railtown Mixed-Use (C3) Zone allows for a greater variety of businesses while still allowing single detached dwellings and multifamily dwelling. *Do you support the structure of the C3 Zone?*

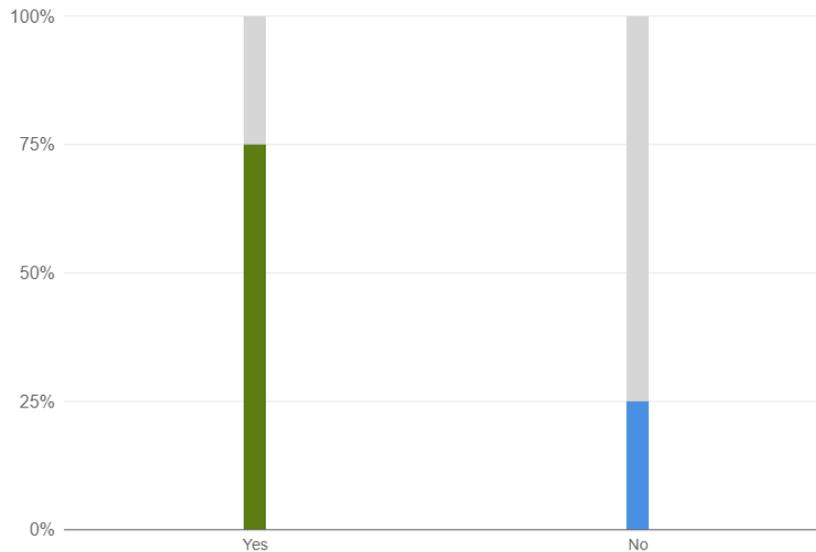


The Neighbourhood Mixed-Use (C5) Zone provides an innovative zone that allows for a flexible mix of employment and residential opportunities at a neighbourhood scale. *Do you support the structure of the C5 Zone?*



EMPLOYMENT, INDUSTRIAL, COMMERCIAL ZONE POLICIES

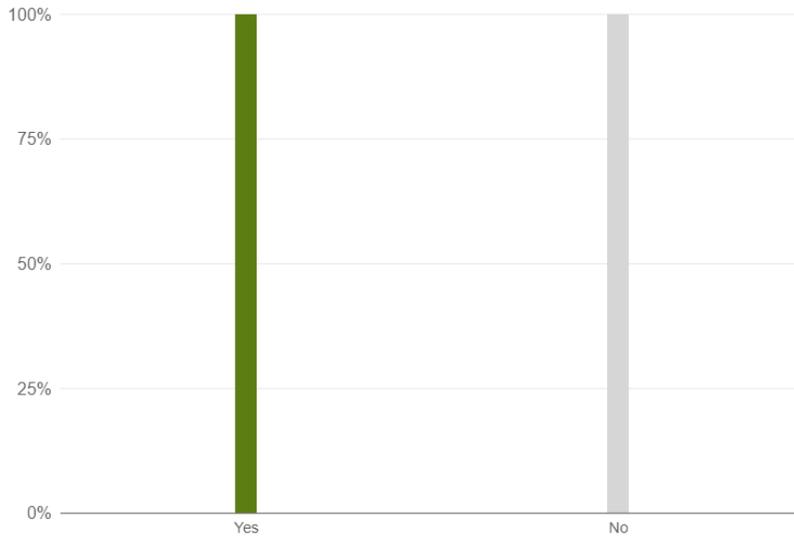
The Highway & Tourist Commercial (C4) Zone allows for a broad range of commercial and tourist uses for the traveling public such as car washes, car repair, campgrounds, and food and beverage services. *Do you support the structure of the C4 Zone?*





OFFICIAL COMMUNITY PLAN & ZONING BYLAW

The Light Industrial (M1) Zone is designed to facilitate economic development on larger parcels of land that are suitably located in the Village so any offsite impacts are minimized. This includes amenities such as vehicles sale and service, outdoor recreation facilities, and storage facilities. *Do you support the structure of the M1 Zone?*



Summary Table of Proposed Zoning Changes			
EXISTING ZONING CODE	EXISTING ZONING DESCRIPTION	PROPOSED ZONING CODE	PROPOSED ZONING DESCRIPTION
UR	Urban Reserve	ENV	Environmental
RR1	Rural Residential 1	RR1	Rural Residential
RR2	Rural Residential 2	RR1	Rural Residential
New	New	R1	Residential - Large Lot
R1	Single Family and Two Family Residential	R2	Residential - Single & Two-Unit
R2	Mixed Housing Residential	R2	Residential - Single & Two-Unit
R3	Mobile Home/Manufactured Housing Residential	R2	Residential - Single & Two-Unit
R4	Medium Density Multiple Family Residential	R3	Residential - Multi-Unit
R5	High Density Residential	R3	Residential - Multi-Unit
MHP	Mobile Home Park	MHP	Residential - Home Park
C1	Central Commercial	C1	Village Centre Mixed Use
C2	General Commercial	C2	Village Centre Fringe Mixed Use
C5	Neighbourhood Pub Commercial	C2	Village Centre Fringe Mixed Use
C6	Main Street Commercial	C2	Village Centre Fringe Mixed Use
C3	Service Commercial	C3	Main Street (Railtown) Mixed Use
P4	University and College Campus	C4	Main Street (Railtown) Mixed Use
C4	Highway and Tourist Commercial	C4	Highway & Tourist Commercial
New	New	C5	Live - Work
P1	Parks and Recreation	P1	Parks & Recreation
P2	Public Utilities and Services	P2	Public & Institutional
P3	Institutional and Cultural Facilities	P2	Public & Institutional
CD1	Comprehensive Development	CD1	Comprehensive Development

The table above summarizes the changes in the new Zoning designations. Do you have any comments regarding these changes?

No comments.